

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 21, 2008

Mr. Don Neu, Director
Planning Department
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008



Dear Mr. Neu:

RE: Review of the City of Carlsbad's Revised Draft Housing Element

Thank you for submitting the City of Carlsbad's draft housing element received for review on September 24, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). In addition, the Department considered comments submitted by Ms. Diane Nygaard, pursuant to Government Code Section 65585(c). The review was also facilitated by several communications with Mr. Scott Donnell, Senior Planner, Mr. Gary Barberio, Assistant Planning Director, Mr. Chris DeCerbo, Principal Planner, Mr. Dave de Cordova, Principal Planner, Ms. Debbie Fountain, Housing and Redevelopment Director, and your consultant, Ms. Veronica Tam.

The revised draft element addresses the statutory requirements described in the Department's August 4, 2008 review. For example, the element now demonstrates adequate sites and includes programs to encourage development on nonvacant sites. As a result, the revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department recognizes Carlsbad's efforts to adopt effective housing and land-use strategies to address its existing and projected housing need, including encouraging redevelopment and lot consolidation in the Village and Barrio Areas. Programs to provide adequate sites and encourage redevelopment in the Village and Barrio Areas, including Program 2.1 (Adequate Sites), are critical in demonstrating compliance with housing element law. The City must monitor and report on the results of these programs through the annual progress report, required pursuant to Government Code Section 65400, and should amend programs as necessary if existing programs or strategies are not effective in providing needed housing opportunities.

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For your information, pursuant to Government Code Section 65863, local governments must ensure the inventory of sites or any sites program accommodates the regional housing need throughout the planning period of the element. In addition, no local government action shall reduce, require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density than identified in the site inventory or program unless the local government makes written findings, the reduction is consistent with the adopted general plan, including the housing element and the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need.

The Department appreciates the City's efforts to address its housing needs and is thankful of Mr. Donnell's hard work and cooperation during the housing element update. The Department looks forward to receiving Carlsbad's adopted housing element. If you have any additional questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director